

# Make money from your property airspace

We build homes on unused rooftops



# Pioneering airspace development

Apex Airspace Development, part of the Apex Housing Group, converts 'airspace' above building rooftops into apartment living – helping address London's critical housing shortage.

## What is airspace?

Airspace is unused space atop residential, commercial and public building rooftops, which can be developed to accommodate modest apartment construction.

Apex can purchase airspace rights from local councils, housing associations and private property owners, and convert the space into 'starter' homes - generating potential high returns for property investors and freeholders.

New apartments can be developed using off-site modular construction, resulting in an efficient home, with minimal disruption to local residents and tenants within the building.

## Why airspace

- Sell the airspace above your property rooftop and earn a significant financial payment, linked to the development potential of the property
- Generate potential additional ground rent
- Improve the building fabric and kerb appeal
- Eliminate future roof area maintenance and costs

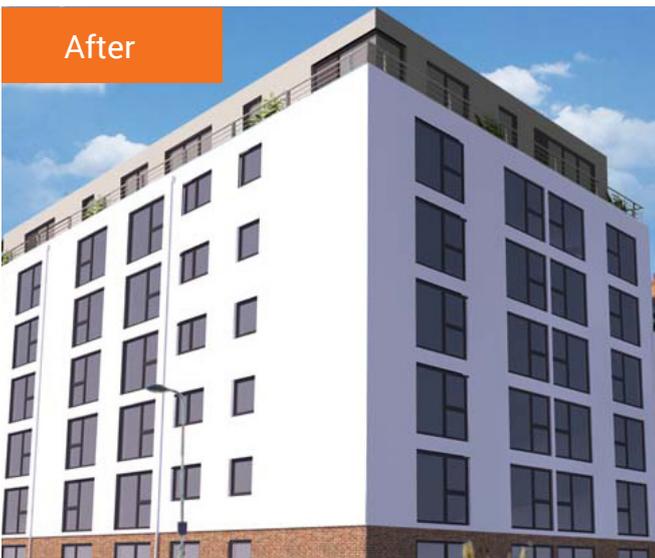
## Our expertise

Apex is an established developer and leading pioneer of rooftop apartment construction in London. Our successfully completed development projects and highly experienced team, evidences how we can help freeholders unlock the hidden value of their properties.

Before



After



# 500,000

Potential airspace properties in London

People are sitting under a valuable commodity they don't even know about

The Telegraph 2016

## Abbey Road development

One two bedroom luxury penthouse

Open plan living room leading onto balcony

New lift and staircase extension

Façade refurbishment - brickwork and windows



Before



Proposed

Planned airspace development - a Victorian property with eight flats at 145 Abbey Road, St John's Wood

# £Billions of untapped airspace potential

Unutilised airspace above London properties is estimated to be worth £billions.

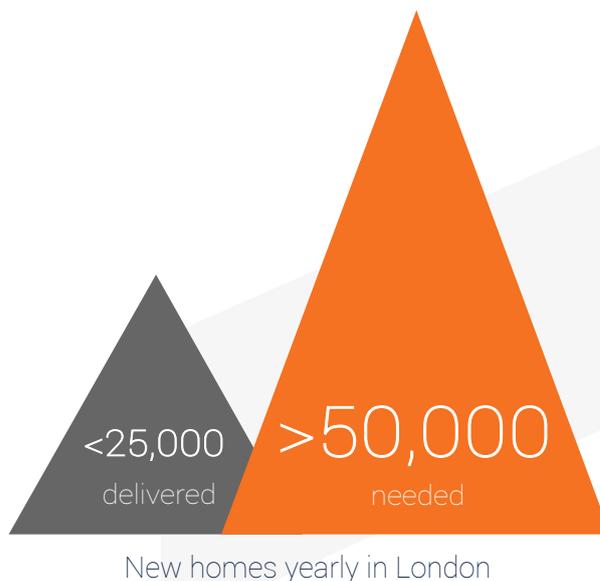
The potential for airspace development is great news for residential, commercial and public property freeholders, who can sell unused rooftop airspace to accommodate new homes.

Our strategy aligns with the Government's and the Mayor of London's plan to meet the growing housing needs of the capital. 50,000 new homes are required each year to meet demand.

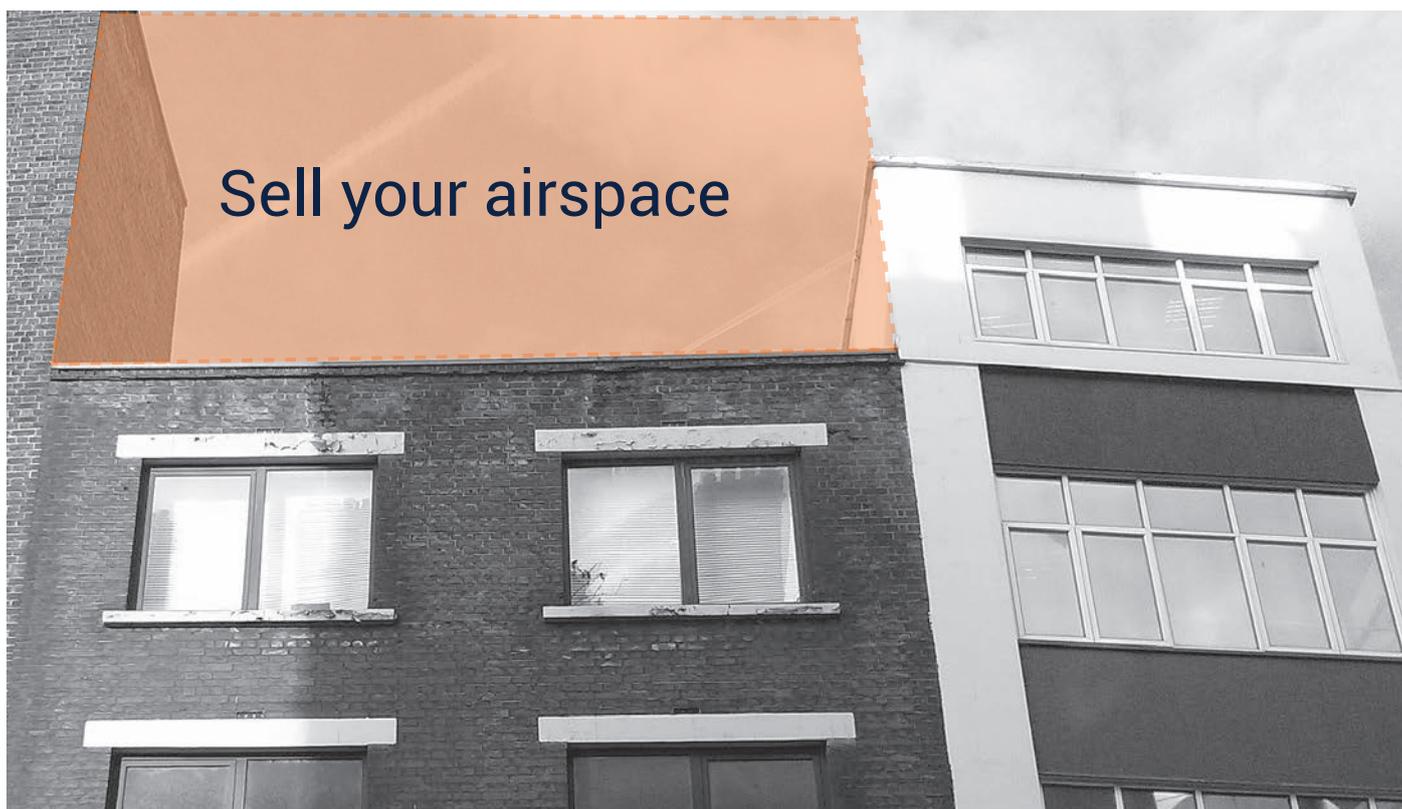
## Free evaluation

If you're a property owner looking to realise the hidden potential value of your property, request a free, no obligation evaluation to identify:

- The potential to hold an additional storey on your property rooftop
- Potential legal issues of your airspace rights
- The possibility of achieving planning permission



Request a free evaluation to unlock the potential of your property airspace and boost your asset's value



# Simple approach

Apex purchases the airspace development rights, creating windfall cash paid to you in three instalments, at key project milestones:

1. Once contracts have been exchanged
2. On receipt of successful planning permission
3. Upon completion of the development project

We can build new rooftop properties efficiently using advanced modular construction techniques - mitigating disturbance to you and your tenants and neighbours.

New apartments are constructed offsite to the highest quality standards in a factory environment - minimising onsite trade staff and speeding up project delivery.

We also use traditional construction methods where appropriate.



Are you a property freeholder?  
Does your property have airspace?  
Would you like to sell your airspace?



# Showcasing airspace in Camden

## Wilmot Place

This completed airspace modular construction included building a two bedroom luxury penthouse suite and transforming the building façade from a garage to an impressive four storey building.

Two bedroom rooftop luxury penthouse  
Open plan living and generous balcony space  
Refurbishment of façade and all apartments  
Offsite modular construction





Before



After



To find out more or sell your airspace

Request a free evaluation

Email: [enquiries@apexairspace.co.uk](mailto:enquiries@apexairspace.co.uk)

Call: 0207 135 2050



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